



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: October 12, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Pamela Byrnes-O'Camb, City Clerk

SUBJECT: Minutes of September 14 and 28 , 2004

RECOMMENDATION

It is recommended that the City Council approve the Minutes of September 14 and 28, 2004.

City of Loma Linda

City Council Minutes

Regular Meeting of September 14, 2004

A regular meeting of the City Council was called to order by Mayor Hansberger at 7:03 p.m., Tuesday, September 14, 2004, in the Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Mayor Karen Gaio Hansberger Mayor pro tempore Petersen Robert H. Christman Stan Brauer Robert Ziprick
Councilman Absent:	None
Others Present:	City Manager Dennis Halloway City Attorney Richard E. Holdaway

Councilman Brauer led the invocation and Pledge of Allegiance. No items were added or deleted.

Oral Reports/Public Participation

Councilman Christman commented that he had just returned from the City of Highland, where he presented the City Council with a check for \$433,000 from the San Bernardino International Airport Authority toward the repayment of a loan from the City as a member of the SBIAA. He also noted that last week he presented Loma Linda City Manager Halloway with a check for \$433,500 toward the repayment of the loan the City had made to the SBIAA. Councilman Christman stated that the SBIAA was now self-sufficient; that the airport runway would be 80 percent constructed by the end of 2004; the bidding process had begun for the roofs of two major hangars, thereafter the hangars would be leased out.

James Fonseca, 24214 Khan Drive, expressed concern and opposition to the proposed re-zoning of property owned by Jonathan Zirkle south of the Laurel Heights Development at Barton Road and Oakwood Drive for apartment use. A number of residents from Laurel Heights indicated their opposition by a show of hands.

Jay Gallant, 26284 Cresthaven Court, requested clarification regarding support for or adoption of the Walkable/Livable Community concept, and how it was addressed in the General Plan. Mayor Hansberger responded that the City Council and the Planning Commission supported the concept of Livable/Walkable Communities in the area of the proposed Lewis Development, Redlands Boulevard, Mission Road, Mt. View Avenue, California Street. Councilman Ziprick added that the various City Committees also supported the concept. Mayor pro tempore Petersen noted that the concept was introduced by former Councilman John Nichols and noted that it was beneficial to the community to incorporate as many aspects of a Livable/Walkable Community as possible, understanding that not all of the elements may be possible or feasible. Councilman Brauer indicated that Planning Commissioners and Council Members attended seminars and workshops pertaining to the concept, which received support from both the Planning Commission and City Council.

Scheduled and Related Items

CC-2004-109 – Public Hearing – Council Bill #R-2004-45 – Adopting procedures for formation and election of a Project Area Committee (PAC) relating to a proposed Redevelopment Plan Amendment

The public hearing was opened and Special Counsel Huebsch of Stradling Yocca Carlson & Rauth presented the report, stating that the formation of a Project Area Committee was a procedural step relating to the adoption of a proposed amendment to the Redevelopment Plan to include eminent domain for residential uses. The procedures complied with Redevelopment Law and provided ground rules for the formation of the Committee, members of which represent certain categories, such as resident owner, resident renter, business owner, to name a few, and are self-elected. The results of the election and the election process are then submitted for City Council approval.

No other public testimony was offered and the public hearing was closed.

Motion by Ziprick, seconded by Christman and unanimously carried to adopt Council Bill #R-2004-45.

Resolution No. 2351

A Resolution of the City Council of the City of Loma Linda calling upon residents and existing community organizations to form a Project Area Committee and approving a procedure for formation and election of the Project Area Committee in connection with a proposed amendment to the Redevelopment Plan

CC-2004-110 – Public Hearing – Council Bill #O-2004-8 (First Reading/Set Second Reading for September 28) Amending the Redevelopment Plan pursuant to SB 1045 to extend the time limit on the effectiveness of the Redevelopment Plan one (1) year and the period for payment of indebtedness and receipt of property tax one (1) year

The public hearing was opened and Special Counsel Huebsch of Stradling Yocca Carlson & Rauth presented the report, noting that in conjunction with the State Budget process, the State, while taking money from cities to balance its budget, also extended by one year an opportunity for cities to receive tax increment. The proposed ordinance would provide the City the opportunity receive tax increment for an additional year and to also extend the time within which to pay debt one year. He then responded to questions.

Motion by Petersen, seconded by Brauer and unanimously carried to introduce Council Bill #O-2004-8 on First Reading and to set the Second Reading for September 28.

CC-2004-111 – Public Hearing – Development Impact Fees (Continued from August 24)

- a. Approving the Master Facilities Plan (This is not a public hearing but related to Item b)
- b. Council Bill #R-2004-40 – Establishing Development Impact Fees and repealing Resolutions 2301, 1842 and 1716

The public hearing was opened. City Manager Halloway stated that the BIA submitted a letter requesting a 45-day postponement to allow their consultant an opportunity to review the proposed fee schedule and methodology.

Motion by Petersen, seconded by Brauer to continue the public hearing to September 28.

Frank Williams, Chief Executive Officer of the BIA, addressed the City Council, asking for a 45-day extension and a workshop with the City Council and Staff. He also stated that he would not be available for the September 28 meeting.

Discussion ensued. It was noted that the BIA and developers were invited to a workshop with the City's consultant and City Council held on August 24. Mr. Williams stated that the BIA requested a 14 day notice of any increase in fees, and the notice for the August 24 meeting was not received within the 14-day period.

Motion by Christman, seconded by Ziprick and carried to reconsider the previous motion. Brauer opposed.

Councilman Brauer requested a recess to discuss the issue with the City Attorney. In response to questions, Mr. Williams acknowledged receiving notice of tonight's meeting and stated that BIA's concern was adequate time to study the document prepared by the City's consultant.

The City Council recessed at 7:28 p.m. and reconvened at 7:50 p.m. with all members present.

Motion by Christman, seconded by Ziprick and carried to continue the public hearing to October 12. Petersen and Brauer opposed.

CC-2004-112 – Public Hearing – Subdivision of 39.15 (formerly 37.59) acres into 248 (formerly 263) single-family numbered lots and 21 (formerly 9) lettered lots for parks and open space on the south side of Mission Road, east of Pepper Way and the Southern California Edison Easement, west of California Street (APN 0292-121-37, 40, 64, 78, 79 and 80)

- a. Adopt a Mitigated Negative Declaration
- b. Council Bill #R-2004-24 - General Plan Amendment 04-01 to change the General Plan designation from Mobile Home Subdivision to Mixed Use
- c. Council Bill #O-2004-04 (First Reading/Set the Second Reading for September 28) – Zone Change 04-01 from no zoning to Planned Community (PC)
- d. Tentative Tract Map 16730 to subdivide 39.15 acres into 248 single-family small lots with 21 lettered lots for parks and open space
- e. Precise Plan of Design (PPD) 04-03

- f. Council Bill #O-2004-05 (First Reading/Set the Second Reading for September 28) – Approving a Development Agreement between American Pacific Homes and the City to assist with future affordable housing needs throughout the City

The public hearing was opened and Sr. Planner Lamson presented her report into evidence, stating:

- 1) The proposed development is a small lot subdivision that implements concepts of the Livable Walkable Community Model and Neo-traditional Neighborhood supported by the Planning Commission.
- 2) The project consists of 248 single-family detached homes, 4 large parks, 8 pocket parks and open space that includes a trail system.
- 3) The project's density of 6.3 dwelling units per acre complies with the Draft General Plan designation for the south side of Mission Road of Medium Density, 5.1-9 dwelling units per acre.
- 4) A General Plan Amendment is needed to change the existing Mobile Home Subdivision designation to Mixed Use.
- 5) A zone change is also required, as the area is currently not zoned. A Planned Community designation would be consistent with the Draft General Plan.
- 6) A Development Agreement relating to Affordable Housing In-Lieu Fees to provide affordable housing elsewhere in the City is also part of the proposal.
- 7) The average lot size is approximately 3,700 square feet with lots along Mission Road ranging from 9,000 to 13,500 square feet and interior lot sizes ranging from 2,800 to 4,789 square feet.
- 8) The City Council continued the item twice, during which time the applicant modified the plans.
- 9) The Planning Commission approved the project on July 7 with 263 lots.
- 10) Since Planning Commission approval, the applicant removed 15 lots, added a large park and 8 pocket parks, increasing the total park and open space acreage from 5.32 acres to 6.45 acres and decreasing the density from 6.7 to 6.3 units per acre.
- 11) The proposal includes 4 large parks and 8 pocket parks, and complies with the General Plan requirement of 5 acres per 1000 residents.
- 12) The project is accessed from three points off of Mission Road, with the center access serving as the main entrance, the focal point of which is a center median and long park with a modern adaptation of an irrigation canal similar to the historical Zanja found within the Mission Road Historic Area.
- 13) The water feature is continued into the park that also has a tot lot, gazebo, picnic tables, BBQ's, benches and shade trees.
- 14) The park on the east side of the tract includes a sand volleyball court, putting green, tot lot, picnic tables, BBQ's and benches; the park on the west side includes two half court basketball courts, a tennis court, tot lot, picnic tables, BBQ's and benches.
- 15) A fourth park is located between the central park and the westerly park.
- 16) All parks are connected via a trail system through the tract, which also connects the tract to other developments on the south side of Mission Road as well as to the regional trail system by connecting a pedestrian bridge to the trail along the San Timoteo Channel. Another bridge in the Edison Easement in an adjacent development also crosses the Channel.
- 17) Three types of housing products are proposed.
- 18) The houses fronting Mission Road are on wider lots ranging from 90 feet to 104 feet, are designed to have an estate appearance with two plans, one being a one-story, and are alley loaded.
- 19) Front loading lots and alley loaded lots are located within the interior of the project with four plan types for each, including a one-story plan.
- 20) There is a total of 8 plans for the interior lots and an additional 2 plans for Mission Road lots with each house type having three design concepts which range from American Farmhouse, Craftsman Type, and Spanish design.
- 21) The Historical Commission approved a Certificate of Appropriateness due to the project's location within the Mission Historic Overlay District, but requested that their concerns about interior lot sizes and density, their failure to contribute to the character and heritage of Loma Linda be forwarded to the Planning Commission and City Council.
- 22) The project is designed with the Livable Walkable Communities concepts and provides a cohesive continuation of development of the south side of Mission Road.
- 23) The applicant provided alternatives to address parking within the tract by adding additional spaces within the proposed open space and park areas.
- 24) The Planning Commission recommended implementing the additional parking spaces on the east side of the tract.
- 25) The Department of Public Safety indicated that the drives could have two-way traffic with no parking restriction.
- 26) If the density were to be reduced, a change in the Draft General Plan Land Use Designation would be required because the project currently complies with the land use alternative range of density.

Mrs. Lamson then recommended approval of the project, subject to the conditions contained in the staff report.

John Snell, applicant, addressed the City Council, stating that American Pacific Homes became involved in the project in July of 2003, met with staff relating to development of the site and was provided with documentation relating to the Historical District and General Plan. He stated that his organization had as a goal to provide work force housing at affordable prices for those holding the numerous jobs existing in the City. The project also provided an alternative for those wanting smaller yards with recreational and other opportunities within walking distance. In addition, the project would not only have initial value, but lasting value as well, retaining its value, its beauty and proud presence in the community. The project also boasted very high landscape standards.

Mr. Snell then introduced Barry Burnell, an expert in Livable Walkable Communities. Mr. Burnell stated that he was employed by TNB Planning Consultants, a planning firm in Southern California with offices in Tustin. He noted that Livable Walkable Communities are challenging in that California is known for its commuting, freeways, and car-oriented culture. He then outlined the Livable Walkable concepts, those featured in the project as well as those absent, stating:

- 1) The neighborhood has a discernable center such as a square, a green, a memorable street or intersection. The project complied in that it had primary and secondary entrances, and the discernable center is the central park with the water feature. Parks are also provided at the other two entries that create a sense of arrival into the community.
- 2) Most dwellings are within a five-minute, quarter mile walk from the center of the project. It was evident that the quarter mile radius extended beyond the project from its central point, so the project met that criteria.
- 3) A variety of dwelling types were provided. The project complied as stated by staff.
- 4) The shops and offices are at the edge of the neighborhood. The project did not provide all opportunities, but California Street and Barton Road were major thoroughfares, and commercial and mixed uses would be located on those streets, within easy access to the project. The project fits into that concept, but did not provide shops and offices within the project.
- 5) A small ancillary building is permitted within the backyard of each house. That a home office or space for a family member such as an aging parent is allowed, so the same function is achieved.
- 6) Buildings at the neighborhood center are placed close to the street. The project complies in that buildings front on both the main plaza and park areas.
- 7) Elementary school close by. There is an existing school within one mile as well as a school planned in a nearby project that would serve the project.
- 8) Small playgrounds accessible to every dwelling within one-eighth of a mile. Children's play areas in a number of locations are accessible.
- 9) A network of streets. There are no cul-de-sacs. Many of the streets are one-way or alley, but it is a grid that has good access and is understandable throughout the project.
- 10) Relatively narrow streets shaded by a row of trees. A street scene is created throughout the project with orientation toward pedestrians.
- 11) Parking lots and garage doors rarely in front of the street. Two of the three product types are alley loaded.
- 12) Certain prominent sites reserved for civic buildings, church, education, cultural. The park sites provide significant recreational amenities. Education, cultural aspects are located in adjacent projects at the edge of the subject project.
- 13) Neighborhood is organized and self-governing. There is a homeowners association to function in the social setting of the outdoors and the parks and also within their own structure to govern the neighborhood.

Mr. Burnell noted that nearby projects provide density of 4.8, 7.0, 8.5 and 11 and .6 and then transitioned to suburban density. He then responded to questions.

Mr. Snell highlighted the changes made between Planning Commission approval and the subject presentation.

The City Council recessed at 8:25 p.m. and reconvened at 8:32 p.m. with all members present.

Others offering testimony were: Kenneth Hunt, 24663 Barton Frontage Road; Charles Umeda; 25110 tulip Avenue; Hale Paxton, 26101 Mission Road Jay Gallant, 26284 Cresthaven Ct.; Georgia E. Hodgkin, 24360 Lawton Avenue; Michael Christianson, 25241 Cottage Street; Kathy Glendrange, 26551 Beaumont Avenue; Angelica Fiori, 26237 Mission Road; Wendy Hamilton, 25777 Mission Road; and Andy Grolier, 1549 Crestview Road, Redlands.

Mayor Hansberger read comments from the following who were not present: Christine Ammon, 555 DeAnza Drive, San Jacinto; Greg & Lisa Highton, 12438 Douglas Street, Yucaipa; Hillel Shand, 25819 Amapolas Street; Marion Wilson, 5800 Karl Court (city not stated); Barbara Riley, 25781 Van Leuven Street; Steven Quijano, 10712 Mead Ct.; and Andrea Perry, 10810 Loro Verde.

A summary of comments is as follows:

- 1) Project promotes overpopulation, crowding, and traffic.
- 2) Average workforce cannot afford the price of the houses.
- 3) Estates have more land than proposed.
- 4) Developer has been flexible in working with Staff and the Planning Commission to develop architecture and housing that compliments the community.
- 5) Opposition is based on personal preference rather than to the overall project.
- 6) Project would provide affordable housing closer to work and family.
- 7) Project is too dense and the lots are too small.
- 8) Developer has incorporated one-story homes.
- 9) Improvement to the street in front of existing homes should be done by those developing in the area.
- 10) Two-story homes should not be sited adjacent to existing homes.
- 11) A minimum lot size should be adopted.
- 12) There should be enough land around the home to provide privacy, quiet and fellowship of family, friends and neighbors of choice.
- 13) The view should not be rooftops.
- 14) Applaud the Livable Walkable Community concepts included in the project, particularly the trails.
- 15) The median on Mission Road will assist in controlling vehicular speed.
- 16) The roadway to the west of the project should remain two lanes.
- 17) The new homes make Loma Linda more attractive.
- 18) Residents will have to back out of driveways onto Mission Road, which will incur increased traffic due to recent developments.
- 19) The project promotes family oriented housing.
- 20) The design of the project is positive with the exception that it is not designed for the Historical Overlay because of the density.
- 21) Rural aspects could be accomplished with attached housing.
- 22) The project is too small to have a commercial center.
- 23) There doesn't appear to be coordination between the projects on the south side of Mission Road with what is proposed on the north side.
- 24) Committees should review as to whether the park space fits into the overall Parks and Recreation Element of the General Plan.
- 25) Petitions were signed by 231 people who disapprove of the density.
- 26) There are over 900 homes proposed within the area.
- 27) Density should be the same as that of Ryland Homes.
- 28) Project should include a wading pool for children.
- 29) Large trees should be planted so that those on Barton Road don't look down on a sea of roofs.
- 30) Block walls should be built around existing homes to provide privacy.
- 31) Parks are not a substitute for a yard.
- 32) California Street should be expanded to six lanes before further building occurs in order to accommodate the additional traffic.
- 33) More traffic control is needed.
- 34) Mature trees should be retained to provide a rural atmosphere.
- 35) The project provides easy access and affordability for those receiving treatment at the hospitals.

Mr. Paxton noted that Ryland Homes, adjacent to his home, was to construct a block wall to separate the project from his home; however, a wood fence was constructed instead. Sr. Planner Lamson responded that the Planning Commission approved a wood fence.

It was also noted that committees reviewed the project in a manner appropriate to the committees' scope of work.

No other public testimony was offered and the public hearing was closed.

Mr. Snell responded to questions and concerns, stating that single story houses would be built adjacent to existing homes; block walls would be constructed around existing units; and a wading pool would be considered.

Discussion ensued pertaining to trails, reducing the number of units to increase average lot size; reducing density to the level of density of the adjacent Ryland Homes; requiring a swimming pool because of the number of homes; including a wading pool or some type of water feature for children; generation of traffic by those coming to Loma Linda for work or service versus traffic generated by residents; quieting traffic patterns on Mission Road; screening rooftops from Barton Road via large trees; trails; number of bedrooms; size of lots; driveways to adequately accommodate cars; vinyl fencing versus wood fencing; concerns of committee members; flexibility of American Pacific Homes, sensitivity to existing residents, positive entrance to the community; and efforts on the part of the proponent to obtain consensus.

Mr. Snell indicated that he was willing to work with 5.8 units per acre and 227 units; objected to reducing the density to that of Ryland Homes because Ryland did not have the benefit of a General Plan Update to guide them and noting that as you travel east to the commercial area, it is appropriate for the density to increase.

Motion by Ziprick to reduce the density to 5.8 units per acre for a total of 227 units.

City Attorney Holdaway suggested that the applicant submit a revised tract map to show the reduced density. Mr. Snell responded that he preferred that the concept be approved and that he work with staff on the details.

Motion by Petersen, seconded by Ziprick and unanimously carried to adopt the Mitigated Negative Declaration.

Director of Community Development Woldruff noted that changes were made to the Conditions of Approval, based on the comments made this evening, which should be incorporated into the project as a whole.

Councilman Brauer suggested the HOA maintain the front yards up to the front facade as was required of a previously approved project.

Motion by Petersen, seconded by Ziprick and unanimously carried to adopt Council Bill #R-2004-24.

Resolution No. 2352

A Resolution of the City Council of the City of Loma Linda, amending the Land Use Element of the adopted General Plan (GPA No. 04-01)

Motion by Petersen, seconded by Ziprick and unanimously carried to introduce Council Bill #O-2004-04 on First Reading and to set the Second Reading for September 28 to change the zoning from No Zoning to Planned Community (PC).

Motion by Petersen, seconded by Ziprick and carried to approve Tentative Tract Map 16730 as amended to reduce the number of units to 227 and to modify the conditions of approval appropriately. Christman and Brauer opposed.

By common consent, Precise Plan of Design 04-03 was continued to September 28.

Motion by Petersen, seconded by Ziprick and unanimously carried to introduce Council Bill #O-2004-05 on First Reading and to set the Second Reading for September 28 relating to the Development Agreement to assist with future affordable housing needs throughout the City.

CC-2004-113 – Consent Calendar

Councilman Ziprick declared a possible conflict of interest relating to Item 15, the subcontract between LLUMC and the City pertaining to a grant for gathering of paramedic field services data.

Motion by Christman, seconded by Petersen and unanimously carried to approve the following items:

The Demands Register dated September 14, 2004 with commercial demands totaling \$1,055,484.43 and payroll demands totaling \$177,385.74.

The Demands Register dated August 31, 2004 with commercial demands totaling \$184,438.60.

The Demands Register dated August 20, 2004 with commercial demands totaling \$21,016.86.

The Minutes of August 24, 2004 as presented.

The August 2004 Treasurer's Report for filing.

Award of contract for the Loma Linda Connected Community Fiber Optic Backbone Quadrant 1, Phase I for the Civic Center, Barton Road, Mt. View Avenue, Van Leuven Street and Mission Road to John Griffin Construction, Inc., Corona for \$681,576.23.

Award of contract for professional engineering services to evaluate water blending and treatment alternatives to Carollo Engineers, Fountain Valley in an amount not to exceed \$21,000.

Amendment to the professional engineering services contract to Lim & Nascimento Engineers (LAN Engineering) relating to the Mt. View Avenue Bridge Widening Project for additional environmental studies including noise and air quality and to revise and update the existing environmental documentation.

Council Bill #R-2004-44.

Resolution No. 2353

A Resolution of the City Council of the City of Loma Linda, approving the Subdivision Agreement for Final Tract Map 16382 (South side of Barton Road, east of the SCE Easement and west of Bryn Mawr Avenue)

Street names for Tract 15422 at the northeast corner of Whittier and First Street; Tract 16382 on the south side of Barton Road, east of the SCE Easement and west of Bryn Mawr; and Tract 16323 on the south side of Mission Road, east of Pepper Street and west of the SCE Easement.

Modification of the Affordable Housing In-Lieu Fee Schedule to reflect the actual housing market during the last year relating to providing Very-Low and Low-Income Housing and authorized annual adjustments in the schedule to reflect changes in the regional housing market.

Job descriptions for Information Systems Technician and Information Systems Supervisor.

CC-2004-114 – A subcontract between Loma Linda University Medical Center and the City pertaining to a grant received by LLUMC from the U. S. Army for the gathering of data relating to paramedic field services

Councilman Ziprick declared a possible conflict of interest.

Motion by Christman, seconded by Petersen and carried to approve a subcontract between Loma Linda University Medical Center and the City pertaining to a grant received by LLUMC from the U.S. Army for the gathering of data relating to paramedic field services. Ziprick abstained.

Old Business

CC-2004-115 – Request from Brittany Place Homeowners Association to deed the power line easement east of the subject development to the City with the City providing the necessary documents for the transfer at no cost to the HOA

City Manager Halloway stated that pursuant to the CC&R's for the tract, the City is responsible for maintenance of the easement. Because of the City's overall plan to connect the Edison Easement into one linier park and walking trail, it would be logical for the City to control the property through ownership.

Motion by Ziprick, seconded by Christman and unanimously carried to approve the request as submitted.

CC-2004-116 – Appointment of one member to the Trails Development Committee (Continued from August 24)

Motion by Ziprick, seconded by Petersen and unanimously carried to continue the item to September 28.

Reports of Councilmen

Councilman Brauer commented on the parking within the American Pacific Project, Tract 16730 on the south side of Mission Road, discussed earlier in the meeting.

Reports from Commissions/Committees

Kenneth Hunt, 24663 Barton Road, and a member of the Traffic Advisory Committee, asked that there be more committee involvement in the reviewing of projects.

The meeting adjourned at 10:47 p.m.

Approved at the meeting of

City Clerk

City of Loma Linda

City Council Minutes

Regular Meeting of September 28, 2004

A regular meeting of the City Council was called to order by Mayor Hansberger at 7:00 p.m., Tuesday, September 28, 2004, in the Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Mayor Karen Gaio Hansberger Mayor pro tempore Petersen Robert H. Christman Stan Brauer Robert Ziprick
Councilman Absent:	None
Others Present:	City Manager Dennis Halloway City Attorney Richard E. Holdaway

Councilman Ziprick led the invocation and Pledge of Allegiance. No items were added or deleted. No conflicts of interest were noted.

Oral Reports/Public Participation

Ted Miller, 24190, 24200, 24208 Barton Road, spoke about the General Plan update as it concerned the designation of the north and south side of Barton Road near University Avenue, asking that the designation for the north side remain R-3. He stated that the current designation for the south side of Barton Road was R-1, although the proposal was to change it to R-3.

Director of Community Development responded, stating that the Draft General Plan and EIR would be presented to the City Council in October.

Scheduled and Related Items

CC-2004-117 – Presentation by Phil Binkley regarding the Loma Linda Academy Symphonic Orchestra tour of Ireland and England

Mr. Binkley distributed programs for the Seventh International Tour and presented the City Council with a picture album of each Mayor and concert location. He then presented greetings and plaques from the cities of Bracknell, England; Galway, Ireland; and the Northern Ireland cities of Belfast, Derry/Londonderry, and Banbridge. Mayor Hansberger congratulated him and members of his orchestra for a successful tour.

CC-2004-118 – Public Hearing – Council Bill #O-2004-6 (First Reading/Set Second Reading for October 12), Adding Chapter 15.54 to the Loma Linda Municipal Code pertaining to the Loma Linda Connected Community Program

The public hearing was opened and Information Systems Director Hettrick presented the report into evidence, stating that the Loma Linda Connected Community Program had been adopted by resolution to promote telecommunications in the City and support residents' use of advancements in the industry. The Program included the design, installation and product specifications, which are included in Conditions of Approval for all new projects. Mr. Hettrick indicated that the Ryland Homes Development was the first to install the infrastructure to provide the Program to its new homeowners, and several of the homeowners had already availed themselves of the service.

City Manager Halloway commented that the Program received national notoriety.

Motion by Ziprick, seconded by Brauer and unanimously carried to introduce Council Bill #O-2004-6 on First Reading and to set the Second Reading for October 12.

CC-2004-119 – Public Hearing – Precise Plan of Design (PPD 04-03 (Continued from September 14) relating to subdivision of 39.15 acres into 227 (formerly 263) single-family numbered lots and 21 lettered lots for parks and open space on the south side of Mission Road, east of Pepper Way and the Southern California Edison Easement, west of California Street (APN 0292-121-37, 40, 64, 78, 79 and 80)

The public hearing was opened and Director of Community Development Woldruff stated that the Precise Plan of Design was continued from the September 14 meeting, at which the General Plan Amendment, Zone Change and Tract for 227 lots were approved. She stated that the Conditions of Approval had been revised to reflect the previous approvals; however, because changes were being made to the plan yet today,

further modification may be needed. She then called upon John Snell of American Pacific Homes to make the presentation.

Mr. Snell addressed the City Council, stating that several meetings had been held with community members and staff. He illustrated the revised plan by a PowerPoint presentation, and stating that:

- 1) The open space and common areas remained substantially the same.
- 2) Building separation was increased from a minimum of 8 feet to a minimum of 10 feet.
- 3) Lot sizes were increased from 4,050 square feet to 4,130 square feet.
- 4) The park and open space area was increased from 6.5 acres to 6.6 acres.
- 5) The depth of the porches was increased on a majority of the houses.
- 6) The single-story plan was revised to accommodate parking.
- 7) The trail layout throughout the project was refined.
- 8) At the Planning Commission level, the project was approved with 263 units and 5.5 acres of parks.
- 9) On September 14, he proposed 248 units and 6.5 acres of parks.
- 10) The current plot shows 227 units in compliance with approvals and 6.6 acres of parks.
- 11) The changes include the addition of open space, realignment of the trail system and widening of the sidewalks, reduced emphasis on the trail system that crosses driveways.
- 12) The single-story homes have been plotted and those in certain areas do not have the option of the second story while others within the project do have that option.
- 13) The second story option is compact and to the rear of the house, so it presents itself as a single-story elevation.
- 14) Parkways have been modified to accommodate the changes.
- 15) Parking was also modified to eliminate tandem parking.
- 16) Some members of the community supported the creation of two neighborhoods within the tract to be separated by the main park and with differences in color, trees, and other plantings. He and staff did not support that concept.
- 17) Street trees will be canopy trees rather than ornamental.
- 18) Others supported a plan that would provide a courtyard between the house and garage by detaching the garage and placing it at the alley.
- 19) A connection has been provided for adjacent potential future commercial by placing pilasters in a block wall and pavers across the alley so the connection can be made at a later time.
- 20) The CC&R's will include a requirement that the HOA cooperate with the commercial property to allow the breakout of block between the two pilasters.
- 21) When Mission Road is re-aligned with Orange Street, the eastern end of the roadway as it fronts with the American Pacific Project will be a cul-de-sac to as not to allow vehicles into the commercial area from the cul-de-sac. The design would allow pedestrians and bicyclists.

Those speaking were: Bernie Fiori, 26237 Mission Road, who requested a block wall to afford her privacy from the development; Donna Stocker, 26234 Mission Road, who supported single-story homes adjacent to existing homes as well as larger yards that could accommodate pets.

No other public testimony was offered and the public hearing was closed. Discussion ensued. Mr. Snell was commended for his willingness to meet with members of the community and revise his plan to address the issues and concerns raised. Councilman Brauer indicated that he would oppose the PPD because of the density, but was pleased with other aspects of the proposal.

Motion by Petersen, seconded by Ziprick and carried to approve Precise Plan of Design 04-03 as modified. Brauer opposed.

CC-2004-120 = 39.14 acres on the south side of Mission Road, east of Pepper Way and the Southern California Edison Easement, west of California Street

- a. Council Bill #O-2004-04 (Second Reading/Roll Call) – Zone Change 04-01 from no zoning to Planned Community (PC)
- b. Council Bill #O-2004-05 (Second Reading/Roll Call) – Approving a Development Agreement between American Pacific Homes and the City to assist with future affordable housing needs throughout the City

Motion by Petersen, seconded by Brauer and unanimously carried to waive reading of Council Bill #O-2004-04 in its entirety; direct the Clerk to read by title only and adopt on roll call vote.

The Clerk read the title and called the roll with the following results:

Ayes:	Hansberger, Petersen, Christman, Brauer, Ziprick
Noes:	None
Abstain:	None
Absent:	None

Ordinance No. 626

An Ordinance of the City Council of the City of Loma Linda amending the Official Zoning Map of the City of Loma Linda from Un-Zoned to Planned Community (PC) for that area on the south side of Mission Road, east of Pepper Way and the Edison Easement, west of California Street (Zone Change 04-01)

Motion by Brauer, seconded by Ziprick and unanimously carried to waive reading of Council Bill #O-2004-05 in its entirety; direct the Clerk to read by title only and adopt on roll call vote.

Ordinance No. 627

An Ordinance of the City Council of the City of Loma Linda approving and adopting the Development Agreement between Keystone Pacific, LLC and the City of Loma Linda

CC-2004-121 – Consent Calendar

Motion by Petersen, seconded by Brauer and unanimously carried to approve the following items:

The Demands Register dated September 28, 2004 with commercial demands totaling \$1,425,083.02 and payroll demands totaling \$183,843.57.

The August 2004 Department of Public Safety Stats Report for filing.

Council Bill #R-2004-46.

Resolution No. 2354

A Resolution of the City Council of the City of Loma Linda approving an Amendment to the Procedure for Formation and Election of the Project Area Committee

The purchase of playground equipment for Hulda Crooks Park from Coast Recreation Incorporated, Newport Beach, for \$29,862.55 and award of contract for installation of the equipment to Park Specialties, Temecula for \$80,412.

Declaration of one vacancy on the Traffic Advisory Committee and direction to the Clerk to post a Special Vacancy Notice.

An Addendum to the Agreement for Professional Services with LSA Associates, Inc., and an appropriation of \$40,950 to cover the additional costs of the General Plan Update Project.

Old Business

CC-2004-122 – Council Bill #O-2004-8 (Second Reading/Roll Call) – amending the Redevelopment Plan pursuant to SB 1045 to extend the time limit on the effectiveness of the Redevelopment Plan one (1) year and the period for payment of indebtedness and receipt of property tax one (1) year

Motion by Petersen, seconded by Brauer and unanimously carried to waive reading of Council Bill #O-2004-8 in its entirety; direct the Clerk to read by title only and adopt on roll call vote.

The Clerk read the title and called the roll with the following results:

Ayes:	Hansberger, Petersen, Christman, Brauer, Ziprick
Noes:	None
Abstain:	None
Absent:	None

Ordinance No. 628

An Ordinance of the City Council of the City of Loma Linda, California,
amending the Redevelopment Plan for the Loma Linda Redevelopment
Project Pursuant to Health and Safety Code Section 33333.2(c)

CC-2004-123 – Appointment of one member to the Trails Development Committee (Continued from
September 14)

**Motion by Ziprick, seconded by Christman and unanimously carried to appoint
Victor J. Miller to a three-year term to expire June 30, 2007.**

New Business

CC-2004-124 – Discuss the County Restaurant and Market Grading System Program for
unincorporated areas, and provide direction to staff regarding implementation of the
Program in Loma Linda, to be administered by the County Department of Public Health

City Manager Halloway introduced the item. Mayor Hansberger stated that restaurants benefited from the rating system; that some cities adopted a program whereby restaurants receiving a high rating for three years, or other designated period of time, received a star or other sign of recognition to display, to indicate consistency in receiving commendations to the visiting public.

By common consent, staff was authorized to pursue a program for Loma Linda.

Reports of Councilmen

Mayor pro tempore Petersen commented on the inconvenience of one-way streets within the Ryland Homes Tract.

Councilman Brauer remarked that Grounds for Enjoyment opened in the Loma Linda Plaza (Stater Bros. Shopping Center) and welcomed the business to the community. He also stated that the mortuary at Barton Road and Campus Streets was being converted to office space. He also stated that he had received a number of inquiries about construction at the end of Crestview, noting that the tract was approved approximately 10 years ago for custom lots, and construction had just begun.

There were no reports from commissions, committees or officers.

The meeting adjourned at 8:16 p.m.

Approved at the meeting of

City Clerk